

CAMPUS APARTMENTS OCCUPANCY GUIDELINES AND QUALIFYING CRITERIA

Welcome to Campus Hill- Syracuse

In order to qualify for housing at this community a potential resident MUST meet the below qualifications on their own OR they MUST have a sponsor guarantor that meets income, credit, rental/mortgage and employment guidelines as listed below.

Please note that these are our current rental criteria and that nothing contained in these requirements shall constitute a guarantee or representation by us that all residents currently residing in our community have met these requirements. Our ability to verify whether these requirements have been met is limited to the information we receive from the various reporting services used.

Occupancy Guidelines

Occupancy at the Apartment Community is strictly limited to one resident per bedroom unless otherwise modified by the Apartment Community to accommodate double occupancy standards for specific unit types. An additional minor child being twelve (12) months of age or less who occupies the same bedroom with the child's parent or legal guardian, will be permitted in addition to the one person per bedroom occupancy guidelines as defined above. The birth certificate for the child must be submitted with the application for rental.

Age Requirements & Student Status

Anyone of legal age in the State in which the community is located may apply for residency. This community may require an applicant to prove their student status. To qualify, you may be required to be enrolled in a degree program, either full time or part-time. You may be asked to verify your student status by a showing a current student I.D. card or other satisfactory proof of student status.

Income/Employment Requirements:

Applicant's or Sponsor Guarantor's Monthly Gross Income may be required to be three times the total rental rate. Applicant or Sponsor Guarantor must have a minimum of 1 year of continuous employment history. Financial aid, grants or student loans are not qualifying sources of income. Applicant or Sponsor Guarantor must have a minimum of 1 year of good continuous rental or mortgage history. Prospective residents must have (1) verifiable employment in this country, or (2) verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements. A security deposit may be required for applicants or guarantors that don't meet this requirement.

Rental History

Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (12) months.

Residence Requirements

All applicants must have a government issued photo I.D. Applicants who are citizens of another country must provide (1) a passport, (2) the INS document that entitles the applicant to be in the United States and (3) proof of employment in this country or an I-20 verifying student status and proof of enrollment. The community may request copies of any of the applicants INS documents, international passport and visa.

Credit History

In the event that the Apartment Community requires a credit check, a minimum FICO Credit Score may be required. Unsatisfied Bankruptcies, Judgments, and Tax Liens will be an automatic denial. Satisfied and Unsatisfied Evictions, Foreclosures and Repossessions will also be an automatic denial. Any delinquent monies owed to a previous landlord will be grounds for denial of applicant. **If no or insufficient credit history is obtained then the potential resident may need to pay a security deposit up to the amount permitted by law.

Criminal Background Checks

The Apartment Community may perform a criminal background check on the resident. Applications will be rejected for felonies, deferred adjudications for a felony, crimes against persons or if applicant has a juvenile record that includes any of these serious offenses. Any such offenses shall be grounds for denial of the application or termination of the lease should such offense occur after the approval of the initial application. Please note that this requirement does not constitute a guarantee or representation that Residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony, there may be residents or occupants that have applied to reside in our community prior to these requirements going in to effect. The background reports may include an Office of Foreign Assets Control ("OFAC") search for Specially Designated Nationals and Blocked Persons. The OFAC list is updated periodically as new individuals and entities are identified. The United States government has classified the individuals and/or entities on the list as potentially dangerous and a threat to national security.

Rejecting Applications

The Apartment Community shall return the Security Deposit if a Security Deposit was required and document reason for denial and send a denial letter to applicant.

Campus Apartments, Inc. adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. Campus Apartments, Inc. is an Equal Housing Opportunity Community

Effective Date: 11-07-17

